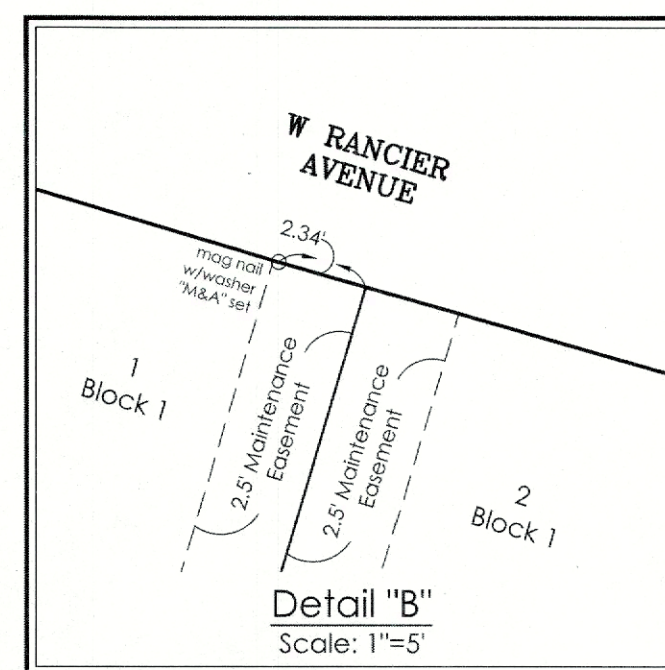
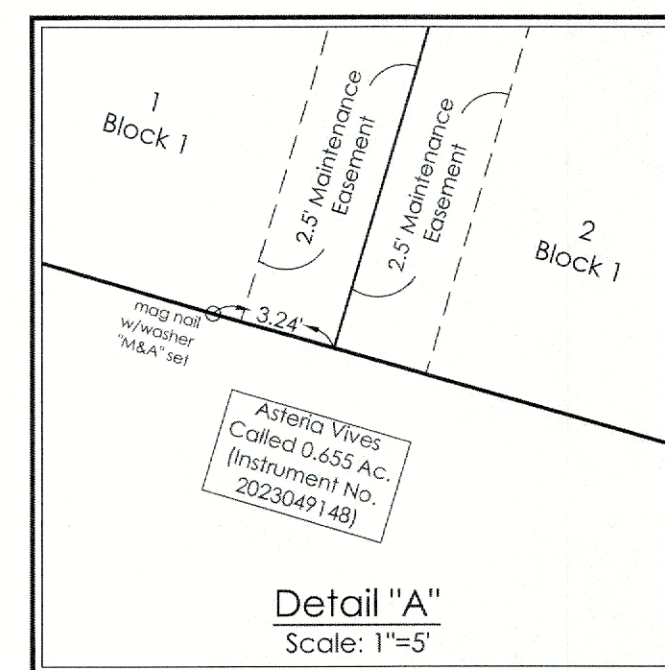


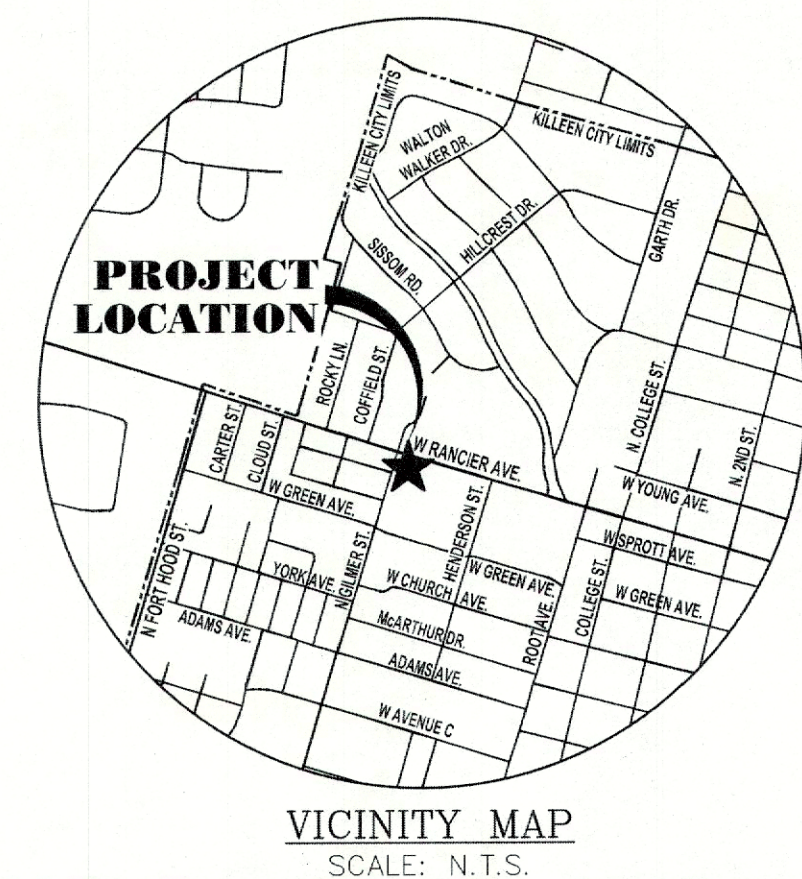
**NOTES:**

- Bearings are based on the Texas Coordinate System, Central Zone, NAD 83 (CORS 96), as determined by Leica Texas Smartnet GPS observations.
- All distances are grid distance. The scale factor is 0.99988418. ground distance = grid distance / scale factor.
- This subdivision is located in zone X, areas determined to be outside the 0.2% annual chance floodplain, as indicated on the U.S. FEMA Agency Boundary Map, (Flood Insurance Rate Map), Map No. 48027C0115E, effective date September 26, 2008 for Bell County, Texas.
- All interior lot corners marked with mag nail w/washer "M&A" set after construction completed.
- Encumbrances identified during the execution of this survey have been shown. Additional recorded or unrecorded encumbrances may exist.
- Water impact fees are hereby assessed and established in accordance with City of Killeen Ordinance No. 21-015 at a rate of \$1.161 per service unit. Wastewater impact fees are hereby assessed and established in accordance with City of Killeen Ordinance No. 21-015 at a rate of \$418 per service unit. Impact fees shall be paid at the time of building permits.
- The plat shall be in compliance with the city's currently adopted zoning, construction standards, infrastructure design and development standards manual, drainage design manual, thoroughfare plan, and master plans, except as otherwise allowed by state law. In addition, the building setback lines for this tract shall be determined as required by the applicable zoning section of the city code of ordinances as related to the development of this tract unless shown hereon. The property is zoned "B-5" (Business District). Please refer to Sec. 31.336 for further details on zoning regulations.
- Park development fees are not required as per accordance with Sec. 26-129(B)(1).
- 2.5' Maintenance Easement on each side of the proposed lot line shall be non restrictive and shall be used for access & repairs to the buildings.
- U.E. = utility easement  
ir = iron rod  
fnd = found  
esmt = easement  
Cab = cabinet  
Vol = volume  
No = number  
ROW = Right of Way  
POB = point of beginning



**REFERENCE TIES**

1	to	S85°32'07"E-292.74'
2	to	N83°53'58"E-155.73'
3		mag nail w/washer "M&A" set
4		1/2" iron rod found with Quintero cap
5		1/2" iron rod found



KNOW ALL MEN BY THESE PRESENTS, that **Scott Jeffrey McCommas**, whose address is **474 Wildridge Road, Florence, TX 76527**, being the owner of a called 0.588 acres tract in Bell County, Texas, being part of the Alex Thompson Survey, Abstract No. 813, being all of a called 0.588 acres tract, described in a General Warranty Deed with Vendor's Lien, dated February 8, 2010, Grantee: Scott Jeffrey McCommas, of record in Instrument No. 201000004440, of the Official Public Records of Real Property, Bell County, Texas. Also being all of Lot 1, Block 1, SJM Addition, recorded in Cabinet D, Slide 272-D, Official Public Records of Real Property, Bell County, Texas, which is more fully described in the dedication of **SJM ADDITION PHASE TWO** as shown by the plat hereof, attached hereto, and made a part hereon, and approved by the City of Killeen, Bell County, Texas, does hereby adopt said **SJM ADDITION PHASE TWO** as an addition to the City of Killeen, Bell County, Texas. The utility easements shown on said plat are dedicated to said city for the installation and maintenance of any and all public utilities, which the city may install or permit to be installed or maintained.

WITNESS the execution hereof, on this 11 day of July, 2024

*Scott Jeffrey McCommas*  
**Scott Jeffrey McCommas (Owner)**

Before me, the undersigned authority, on this day personally appeared **Scott Jeffrey McCommas** known to me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that **they** executed the foregoing instrument as the owner of the property described hereon.

**RAYCHEL LUANN COLON**  
Notary Public, State of Texas  
Comm. Expires 03-31-2028  
Notary ID 133880195

*Raychel Luann Colon*  
**RAYCHEL LUANN COLON**  
NOTARY PUBLIC STATE OF TEXAS

APPROVED this 8 day of July, 2024, by the Planning Director of the City of Killeen, Bell County, Texas.

*Walter A. Jones*  
**WALTER A. JONES**  
PLANNING DIRECTOR

*Joann Jones*  
**JOANN JONES**  
PLANNING ASSISTANT

KNOW ALL MEN BY THESE PRESENTS,

That I, Robert E. Mitchell, Registered Professional Land Surveyor, do hereby certify that I did prepare this plat from an actual and accurate survey of the land, that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Killeen, Texas, and this subdivision is within the City Limits of Killeen, Texas.

*Robert E. Mitchell*  
**ROBERT E. MITCHELL**  
Registered Professional Land Surveyor, No. 5801

NO.	DATE	REVISIONS
1	7/9/2024	CITY OF KILLEEN COMMENTS

**SJM ADDITION, PHASE TWO**  
**BEING A REPLAT OF ALL OF LOT 1, BLOCK 1, SJM ADDITION**  
**KILLEEN, BELL COUNTY, TEXAS**

**FINAL PLAT**

**AFFIDAVIT:**

The Tax Appraisal District of Bell County does hereby certify there are currently no delinquent taxes due to the Tax Appraisal District of Bell County on the property described by this plat.

Dated this the 23<sup>RD</sup> day of July, 2024 A. D.

By: *Kelly Bailey*  
**Kelly Bailey**  
Bell County Tax Appraisal District

FILED FOR RECORD this 9<sup>th</sup> day of August, 2024  
Plat Records of Bell County, Texas, and Dedication Instrument # 2024034352  
Official Records of Real Property, Bell County, Texas

**MITCHELL & ASSOCIATES, INC.**  
ENGINEERING & SURVEYING  
102 N. COLLEGE  
KILLEEN, TEXAS 76541  
PHONE: (254) 634-5541  
FAX: (254) 634-2141  
TEAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION NO. 3241  
T. B. L. S. FIRM REGISTRATION NO. 100204-00

DATE: JUNE 2024  
DRAWN BY: FRB  
SCALE: AS SHOWN  
SHEET: 2035/42  
BLOCK: 1  
LOTS: 2  
AREA: 0.588 AC.

Inst # 2024034352